



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

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Page 1 of 2

To: Planning Commission

From: Lynne Birkinbine *Lynne Birkinbine*
Executive Secretary, Planning and Development Services

Subject: C8-16-10 Permitted Uses in Industrial Zones Unified
Development Code Text Amendment (City Wide)

Issue – This is a study session to allow the Planning Commission to deliberate on the proposed amendment to the permitted uses in the I-1 and I-2 industrial zones. It has recently come to the attention of the Planning and Development Services Department that there are inconsistencies between permitted uses in the I-1 and the I-2 industrial zones. Currently there are several commercial/retail uses currently allowed in the I-1 zone that are not allowed in the I-2 zone. The proposed text amendment is to improve the consistency of the Unified Development Code and to increase its predictability and flexibility for the development and redevelopment of industrial parcels.

Recommendation – Staff recommends that the Planning Commission set this amendment to the Unified Development Code (UDC) for a public hearing on March 15, 2017.

Background – In the Fall of 2016, an applicant attempting to develop a mixed-use commercial/industrial development on a parcel with combined commercial and industrial zoning, met with the Planning and Development Services Department to request a modification of UDC Section 4.8.7 to address inconsistencies in permitted uses between the I-1 industrial zone and the I-2 industrial zone. After review of the code and analysis of the permitted uses (see Attachment B and Attachment C for industrial use analysis) in the Industrial zones, Staff concluded this is a remnant from the older City zoning code that attempted to mitigate the impact of more noxious uses. In the review, it was determined that those especially noxious uses are already mitigated through the Zoning Examiner Special Exception process. Staff believes there are adequate means for mitigation, and is generally in support of the proposed changes to permitted uses in the I-2 industrial zone. The proposed redlined changes are listed in Attachment A.

On December 20, 2016, Mayor and Council directed staff to proceed with the Unified Development Code (UDC) text amendment process to modify the industrial permitted uses to allow certain commercial/retail uses within the I-1 and I-2 industrial zones.

Present Considerations – Pursuant to the Mayor and Council's direction, staff prepared the following draft amendment:

1. Amendment to text regarding permitted uses within the I-1 and I-2 Zone:

PLANNING COMMISSION MEMORANDUM
C8-16-10 Permitted Uses in Industrial Zones
Unified Development Code Text Amendment (City Wide)

Page 2 of 2

Goal: To amend the standards to improve consistency of the Unified Development Code and increase flexibility for the development and redevelopment of I-2 parcels.

Proposal: Currently, in the UDC, permitted commercial/retail uses within the I-2 industrial zone are not consistent with those permitted in the I-1 industrial zone. This UDC text amendment (see Attachment A) would amend the standards as outlined in UDC Section 4.9.7, to match permitted uses in the I-1 and I-2 industrial zones, when appropriate. Staff has analyzed existing conditions maps, including uses, overlays, and zones, to better understand the potential impact of this text amendment. Please see Attachment B and C for analysis.

Attachments:

- A - Industrial Use Table - Redlined Changes
- B - Industrial Use Table - Analysis
- C - City Industrial Zoning Maps